

PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD

MONDAY, OCTOBER 6, 2003

3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members Kirk, Kreider, Raser, Senhauser, Spraul-Schmidt, Sullebarger, and Wallace present. Absent: Bloomfield

CERTIFICATE OF APPROPRIATENESS, 2015 FREEMAN AVENUE, DAYTON STREET HISTORIC DISTRICT

Staff member Adrienne Cowden presented the staff report on this request for a Certificate of Appropriateness for replacement windows in Heberle Elementary School, located in sub-areas "B" and "C" of the Dayton Street Historic District. The school is undergoing lead hazard remediation that includes replacing windows on the first floor, kitchen and lunchroom (areas utilized by students six years old and younger) with Traco aluminum sash with a sandwich grid.

Ms. Cowden stated the Board requested additional information when they reviewed the preliminary design of the proposal on September 22, 2003. The applicant has provided photographs of the proposed windows, a sample color (ivory), and revised elevations showing the original windows and the proposed replacements.

A pre-hearing was held in which Norman Kattleman of the Dayton Street Neighborhood Association expressed his concern with the removal of the original windows and that the new windows should match the originals as closely as possible. Staff received no other comments regarding the application.

Ms. Cowden explained that the choice of window was based on cost, appearance, and delivery date. The work must be completed in time for students and faculty to return to the school on November 11, 2003. In addition, the CPS Master Plan recommends that CPS discontinue use of Heberle Elementary after 2008; therefore, CPS is limiting expenditures on the facility. CPS examined other alternatives including Traco aluminum sash with internal blinds and an exterior grid, and custom wood windows. Neither alternative could be fabricated in sufficient time to meet the November 11 deadline and both were cost prohibitive.

When a building is located within two sub-areas of an historic district, the Board has applied the guidelines for the more restrictive area. The guidelines for the more restrictive area (B) indicate original materials should be preserved, but the Board may approve alterations that are compatible with the architectural style, scale and character of the building. Substitute materials may be used when the original is too costly and the proposed replacement is compatible with the building. Ms. Cowden stated that staff recommends approval of the proposed sash with the condition that the interior grid match the composition of the original sash on all elevations.

Mr. Kirk recused himself from participating in the discussion and vote of this item.

In response to questions from the Board, Ms. Cowden stated that she believed the applicant had provided adequate documentation to justify not using an exterior grid. In addition, due to their configuration, the windows would not be operable if an applied

mullion were used. The windows have been delivered and there would be insufficient time to return the windows and re-order. In addition, any change to the grid would require complete replacement of the windows.

[Ms. Wallace entered the meeting.]

Mike Burson of CPS was present to respond to questions from the Board. Mr. Burson stated that his intention was to match the lights and sash of the original wood windows. After additional discussion, the Board and Mr. Burson concluded that the drawings did not accurately reflect the original number of transoms; however, it appeared that the drawings filed with the permit application were accurate. Still in question was the north elevation, where it appeared that 6-light transoms were proposed to replace the original 3-light transoms. Mr. Burson responded that if there was any discrepancy, he could replace the windows in the future to match the original number of transoms. In response to Ms. Sullebarger, Mr. Burson anticipated that there would be additional schools located within historic districts that would require window replacement.

Norman Kattelman was present to address the Board. Mr. Kattelman stated that he was opposed to the window replacement, but understood little could be done since the original windows were discarded.

BOARD ACTION

The Board voted unanimously (motion by Raser, second by Kreider) to approve a Certificate of Appropriateness for the proposed Traco replacement sash in Heberle Elementary School with the condition that the sandwich grid in the replacement windows shall match that of the original wood sash.

CERTIFICATE OF APPROPRIATENESS AND ZONING VARIANCES, 126-134 MULBERRY STREET, OVER-THE-RHINE HISTORIC DISTRICT

Staff member Caroline Kellam presented the staff report on this request to subdivide the property at 126-134 Mulberry Street into five parcels. In addition, the applicant is requesting a Certificate of Appropriateness to construct a retaining wall across the rear of the site and to build a single-family residence at 126 Mulberry Street.

Ms. Kellam stated that the Board had approved a subdivision of the property at 126-132 Mulberry into four parcels with the necessary variances on June 24, 2002. The developer has since purchased an additional lot at 134 Mulberry and altered the subdivision plan to create one additional parcel.

Bob Luckerman, with the City Gospel Mission who owns the adjoining property north of these sites, attended the pre-hearing to express concerns regarding the retention of the hillside. He also wanted assurance that there would be no damage to the sewer and plumbing utility lines. Mr. Luckerman was reassured by the applicant and expressed his support for the project.

Ms. Kellam stated that the subdivision would require zoning variances similar to those the Board previously approved, but because there are now five narrower lots, variances must be granted again for all five lots. The current application requires front yard variances for a 3' setback, least width of side yard variances for a 0' setback, and the sum of side yard variances for a 5' setback. Rear yard variances are not required.

Ms. Kellam stated that the retaining wall is proposed to be a reinforced concrete pier wall with a stone veneer. Ms. Kellam distributed a sample of the stone veneer.

Ms. Kellam explained that the applicant proposes to build five single-family residences on the five parcels, with a unique design for each house. The applicant is requesting that the Board grant a Certificate of Appropriateness for the construction of the house at 126 Mulberry Street and will apply for Certificates of Appropriateness for the remaining four homes in the future. The applicant agreed to make revisions on the design for 126 Mulberry based on conversations with staff. The revisions include:

- ▶ Reducing the divisions in the windows, using 1/1 or 2/2 sash;
- ▶ Reducing the number of panels in the multi-paned garage door;
- ▶ Eliminating the sidelight and center the front door;
- ▶ Changing the transoms to be single paned or one division; and
- ▶ Altering the bathroom windows on the west elevation to be 2' wide by 3' tall.

Ms. Kellam stated that with the revisions requested by staff, the design meets the historic district guidelines. In reply to Mr. Raser, Ms. Kellam stated that the applicant chose the stone veneer for the retaining wall after staff requested the wall to simulate a stone appearance. She also verified that the Board had previously granted a Certificate of Appropriateness for the demolition of the garage.

The applicant/developer Joseph Gorman of Mulberry Views, LLC, and the builder, Jerry Honerlaw, were in attendance to respond to questions from the Board and present a revised front elevation. Mr. Honerlaw explained that the revision did not reflect the changes to the sidelight or front door since it was discussed later. In reply to Mr. Raser, he stated that the retaining wall would be five to six feet tall.

Mr. Kirk questioned if the applicant had considered staggering the setbacks of the residences since that is the trend on the north side of Mulberry. Mr. Honerlaw replied that they did not consider varying the setbacks since the closer construction would come to the retaining wall, the more problematic it would be and moving the house forward would require changes in the design.

In response to questions from Ms. Wallace, Mr. Honerlaw stated that they reduced the divisions of the transoms above the first floor windows from three over three to two panels. They also changed the windows from 6/6 to 4/4. Ms. Kellam commented that she had suggested 2/2 or 1/1. Mr. Senhauser remarked that 2/2 were predominant in the neighborhood.

Ms. Sullebarger complimented the applicant for incorporating historic elements into the design. She suggested continuing the Greek Revival elements by using flat lintels above the entrance door and windows. Mr. Honerlaw was amenable to the change. In addition, he would eliminate the sidelight, since there was insufficient room in the foyer to allow for two sidelights. He also confirmed for Ms. Sullebarger that the front stair railing and deck were wrought iron. Ms. Sullebarger remarked that while she realized the intent was to simplify the garage door, the eight-panel garage door reflected in the revised drawings appeared more suburban than the original multi-paned door. She suggested that a carriage style door would be the best choice. Mr. Honerlaw replied that he could use either door; however, he was hesitant to use a carriage style door due to the cost and maintenance of the redwood. Mr. Senhauser suggested that Clopay and Wayne Dalton offer comparatively inexpensive carriage style doors in wood or metal.

Mr. Senhauser commented that in considering the requested zoning variances, the proposed density is more in keeping with the density expected in an urban environment. The 25' lot with the 20' house is a definite improvement for the street, which has a number of odd setbacks and has suffered from numerous demolitions. Mr. Raser added that in considering the design for future houses, he believed that a full 4-story residence might be appropriate.

BOARD ACTION

The Board voted unanimously (motion by Sullebarger, second by Kreider) to take the following actions:

1. Grant the following variances:
 - ▶ A variance to permit the minimum lot area to be 2500 square feet on the parcels at 126-132 Mulberry and 3100 square feet on the parcel at 134 Mulberry instead of the required 5000 square feet as per Section 1417-400(a) of the Cincinnati Zoning Code;
 - ▶ A variance to permit a 3' front yard setback on all 5 lots instead of the required 20' as per Section 1419-400(f)(1) of the Cincinnati Zoning Code;
 - ▶ A variance to permit a 0' least width side yard setback and a 5' sum of side yard setbacks on all 5 lots as per Section 1419-400(f)(2) and (3) of the Cincinnati Zoning Code, finding that such relief from the literal implication of the Zoning Code:
 - a. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district; and
 - c. Will not be materially detrimental to the public health, safety, and welfare or injurious to the property in the district or vicinity where the property is located.
2. Approve a Certificate of Appropriateness for the construction of a concrete retaining wall with a limestone face at the rear of these parcels; and
3. Approve a Certificate of Appropriateness for the design of a single-family house at 126 Mulberry Street with the following conditions:
 - a. The multi-paned garage door is revised to be a carriage style door;
 - b. The window design is revised to reflect sash with fewer divisions preferably 1/1 or 2/2 double hung windows;
 - c. The window and door transoms are revised to reflect one division of glass or a single paned transom;
 - d. The front door is revised to eliminate the one sidelight and centered in the porch;
 - e. The west side elevation is revised to reflect larger more vertical window openings on the bathroom windows; and
 - f. Window and doors will be revised to have flat lintels.

CONTIONAL USE APPROVAL, 1614-1616 PLEASANT STREET, OVER-THE-RHINE HISTORIC DISTRICT

Owner/developer Aaron Etzler submitted an application to establish residential use on the first floor of the buildings at 1614-1616 Pleasant Street, within the Over-the-Rhine Historic District. The B-4 zoning requires conditional use approval to permit the residential use on the first floor. Although no construction work is proposed at this time, the applicant intends to rehabilitate these two buildings into one single-family residence.

BOARD ACTION

The Board voted unanimously (motion by Raser, second by Kreider) to take the following actions:

1. Find that the rehabilitation of these buildings will remove a blighting influence from the community and will further the aims of historic preservation in the district;
2. Find that the adjacent uses and conditions would not be injurious to the health, safety or morals of the occupants of the proposed dwelling units;
3. Find that such relief from the literal implication of the Zoning Code:
 - a. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district; and
 - c. Will not be materially detrimental to the public health, safety, and welfare or injurious to the property in the district or vicinity where the property is located; and
4. Approve the establishment of a residential use on the first floor of these buildings at 1614-1616 Pleasant Street in the Over-the-Rhine Historic District as a conditional use.

ADJOURNMENT

As there were no other items for consideration by the Board, the meeting adjourned.

William L. Forwood
Urban Conservator

John C. Senhauser
Chairman

Date